081.A	0001	0002.0	1 of 1	Condominium	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 591,300 / 591,300
					USE VALUE: 591,300 / 591,300
					ASSESSED: 591,300 / 591,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
2		GLENBROOK LN, ARLINGTON

OWNERSHIP

Unit #: 2

Owner 1:	BALANTRAPU KRISHNA &
Owner 2:	BHATKAR VIPRALI
Owner 3:	
Street 1:	2 GLENBROOK LANE #2
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BONGIORNO LAURA -
Owner 2:	-
Street 1:	2 GLENBROOK LANE #2
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo TnHs. Building built about 1987, having primarily Clapboard Exterior and 2289 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R4	TOWNHOU		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	591,300			591,300
Total Card	0.000	591,300			591,300
Total Parcel	0.000	591,300			591,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 258.32 | /Parcel: 258.3

Legal Description

User Acct 146425

GIS Ref

GIS Ref

Insp Date 09/13/17

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 081.A-0001-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	580,400	0	.		580,400	580,400	Year End Roll	12/18/2019
2019	102	FV	571,700	0	.		571,700	571,700	Year End Roll	1/3/2019
2018	102	FV	511,400	0	.		511,400	511,400	Year End Roll	12/20/2017
2017	102	FV	455,300	0	.		455,300	455,300	Year End Roll	1/3/2017
2016	102	FV	455,300	0	.		455,300	455,300	Year End	1/4/2016
2015	102	FV	366,300	0	.		366,300	366,300	Year End Roll	12/11/2014
2014	102	FV	347,200	0	.		347,200	347,200	Year End Roll	12/16/2013
2013	102	FV	347,200	0	.		347,200	347,200		12/13/2012

!6600!

PRINT

Date	Time
12/10/20	21:21:23

LAST REV

Date	Time
07/26/18	10:08:43

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6600

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BONGIORNO LAURA	64592-58		12/1/2014		522,000	No	No		
MAISEL BRUCE	47370-311		5/1/2006		412,000	No	No		
AZERROD JACOB	26620-515		8/29/1996		191,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/17/2017	277	Redo Bat	6,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
9/13/2017	Measured	DGM	D Mann
9/13/2017	Left Notice	DGM	D Mann
5/6/2000		197	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	146425
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	6052																

Total AC/HA: 0.00000 | Total SF/SM: 0 | Parcel LUC: 102 | Condo | Prime NB Desc: CONDO | Total: | Spl Credit | Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	8 - Condo TnHs.		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:	N - NONE		

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1987	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	0	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	C - Corner View
Total Units:	
Floor:	1 - 1st Floor
% Own:	4.761899948
Name:	37 - 6052

DEPRECIATION

Phys Cond:	GD - Good	15.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	15.4	%

CALC SUMMARY

Basic $ / SQ:	245.00
Size Adj.:	0.76212323
Const Adj.:	1.00000000
Adj $ / SQ:	186.720
Other Features:	43301
Grade Factor:	1.10
NBHD Inf:	1.35000002
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	698995
Depreciation:	107645
Depreciated Total:	591350

COMMENTS

BK:19525 PG:329,Building Number 1.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	5	BRs:	2	Baths:	2	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	0
Totals			
1	5	2	

SKETCH

UnSketched SubAreas:
GLA: 2289,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	2,289	186.720	427,403
Net Sketched Area:		2,289	Total:	427,402
Size Ad	2289	Gross Are	2289	FinArea 2289

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	277.28
Special Features:	0	Val/Su Net:	258.32
Final Total:	591300	Val/Su SzAd	258.32

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

081.A-0001-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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